

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*6 Birch Close, Hessle, East Yorkshire, HU13 0TJ*

- 📍 Impressive Detached
- 📍 Superb Layout
- 📍 four Beds/Three Baths
- 📍 Council Tax Band = E
- 📍 Open Plan Living Kitchen
- 📍 Fabulous Rear Garden
- 📍 Cul-de-Sac Position
- 📍 Freehold / EPC = D

**£485,000**



## INTRODUCTION

This impressive detached family home occupies an enviable cul-de-sac position and has been extensively extended and remodelled to an excellent standard. The property offers a fantastic, modern layout designed for comfortable family living. The ground floor features a welcoming entrance hall, lounge, a large conservatory, and an open-plan living kitchen, all with a great connection to the garden. A utility room and cloaks/W.C. add to the home's practicality.

The first floor provides four generous bedrooms, two of which have en-suites. The main bedroom is a standout, offering a dedicated dressing room and a stylish en-suite shower room. A second double bedroom also has fitted wardrobes and its own en-suite, and the remaining bedrooms are served by a modern family bathroom. Outside, the home provides superb parking with a block-paved driveway and an integral garage. The south-westerly facing rear garden is a true highlight, created for outdoor enjoyment with an artificial lawn, multiple patio areas, a covered area ideal for a hot tub, and a built-in outdoor bar. A covered area to the side provides an ideal spot for the BBQ.

## LOCATION

Birch Close is a small cul-de-sac situated off Acorn Way within the Tranby Park development off Jenny Brough Lane, Hessle. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ENTRANCE HALLWAY

Spacious and welcoming with tiled floor and staircase leading up to the first floor with cupboard under.



## CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.

## LOUNGE

With feature fireplace housing an electric fire. Doors lead through to the conservatory.



## CONSERVATORY

Enjoying views across the garden with French doors leading out to the patio.





## OPEN PLAN KITCHEN

Having a range of stylish base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer with mixer tap plus Bosch appliances including an oven, microwave, four ring gas hob with filter hood above, dishwasher and wine chiller. A large island provides further storage cupboards and an eating area. Tiling to the floor. French doors lead out to the side.







## LIVING AREA



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, internal door to garage, external access door to side.



## FIRST FLOOR

## LANDING

With feature window to the front elevation.



## BEDROOM 1

With windows to the front and rear elevations.



## DRESSING ROOM

With an extensive range of fitted wardrobes plus a dressing table. Window to front.



## EN-SUITE

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Panelling to walls, heated towel rail, inset spot lights and window to side.





## BEDROOM 2

With fitted wardrobes and window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Tiled floor and window to rear.



## BEDROOM 3

With fitted wardrobes and window to rear.



## BEDROOM 4

Window to the front elevation.





## BATHROOM

With modern suite comprising a bath with shower attachment and screen, wash hand basin and low flush W.C. Tiling to walls and floor, feature radiator, inset spot lights and window to side.



## OUTSIDE

This home is situated in a sought-after cul-de-sac. A block-paved driveway offers ample parking and leads to the integral garage.

The south-westerly facing rear garden has been thoughtfully designed for outdoor enjoyment and low-maintenance living. It features an artificial lawn, multiple patio areas, and a covered space ideal for a hot tub. The garden also includes a covered BBQ area and an outdoor bar, creating the perfect setting for entertaining.









## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

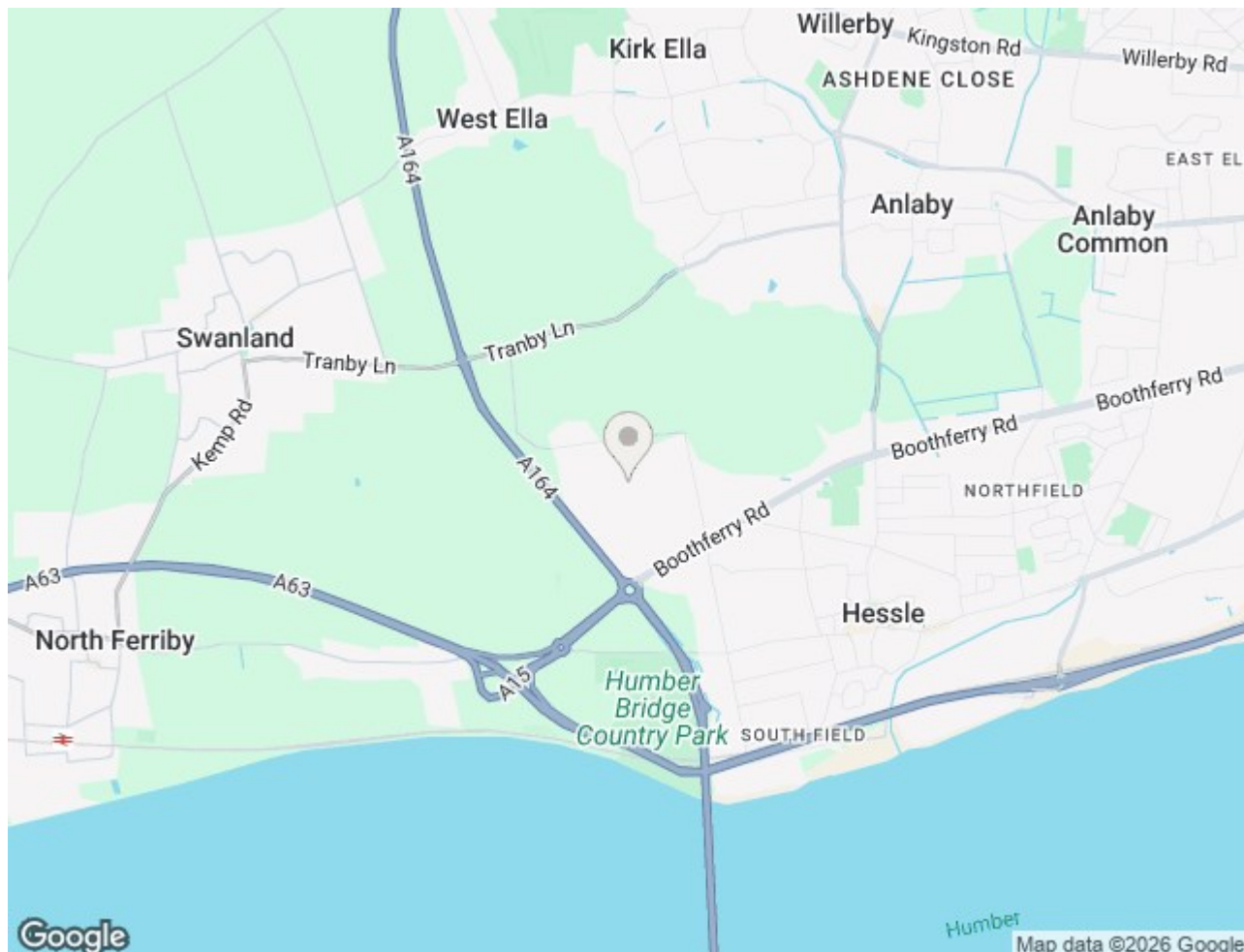
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

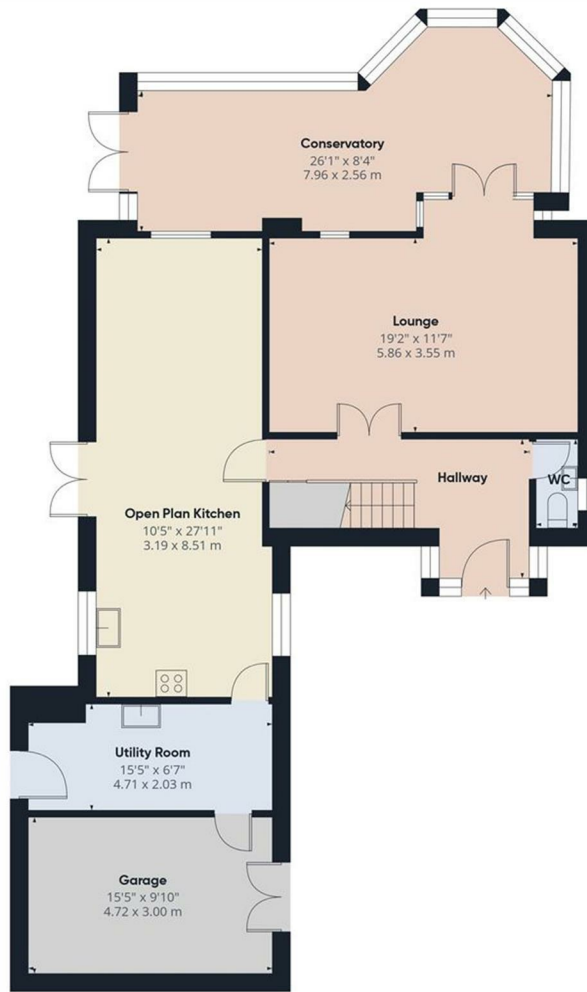
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Floor 0

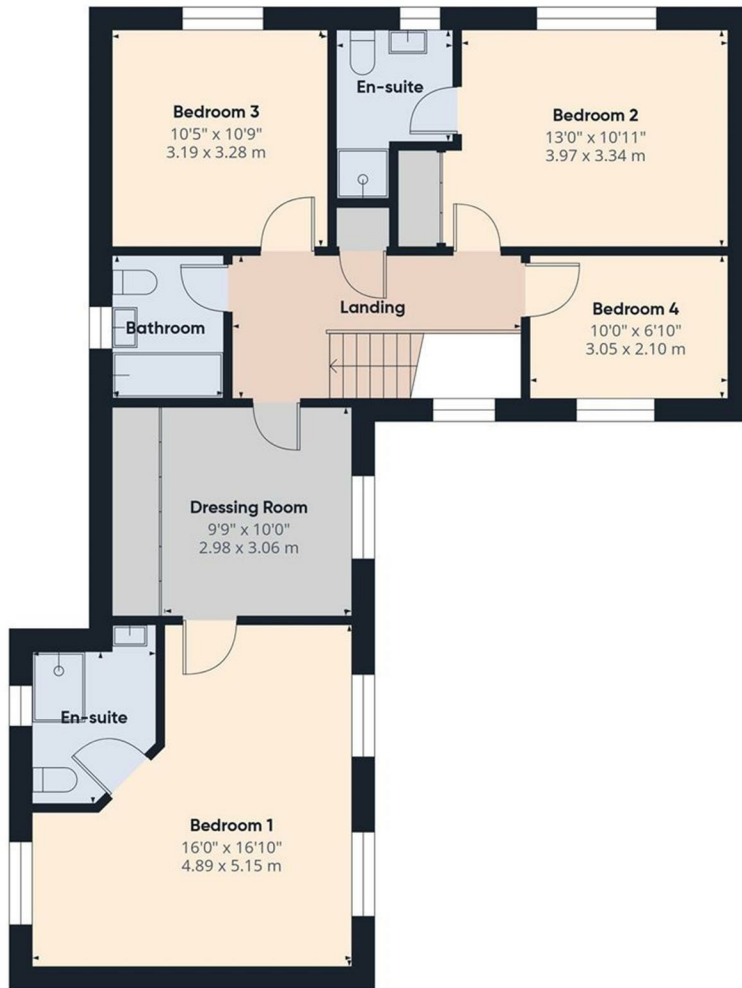


**Approximate total area<sup>m</sup>**  
1161 ft<sup>2</sup>  
107.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1




**Approximate total area<sup>m</sup>**  
875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	